



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE AUGUST 9, 2007

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall, Bill Santucci, Mike Stafford

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM **TENTATIVE MAP/CONDITIONAL USE PERMIT MODIFICATION MONTE VERDE ESTATES, PHASE II GAS FACILITY(PDCMT 20070470/CUP2250)**

Consider a request for approval to modify the Tentative Map/Conditional Use Permit for Monte Verde Estates (CUP-2250) to allow for the establishment of a propane distribution facility and tank farm consisting of eight 1,000 gallon tanks with underground pipeline distribution to all parcels.

APN: 078-230-013-000

Total Acreage: 7.8

Zoning: RF-BX-20 ac. min. PD-0.44 (Residential-Forest, Combining Building Site Size of 20 Acre Minimum, Combining Planned Development of 0.44 Dwelling Units Per Acre)

Community Plan Area: Foresthill

MAC Area: Foresthill Forum

Applicant: AR Associates, Jack Remington, 275 Nevada Street, Auburn CA 95603 530-888-1288

Owner: T. W. Smith Family LTD Liability Company, 1200 Campbell Avenue, San Jose CA 95126

Planning Department: Leah Rosasco

Engineering and Surveying: Sarah Gilmore (530) 745-7500

Environmental Health: Grant Miller(530) 745-2300

2) 10:20 AM

**TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT
PENRYN TOWNHOMES PLANNED DEVELOPMENT (PSUBT 20060767)
MITIGATED NEGATIVE DECLARATION**

Consider a request from Uhora Engineering and Planning, Inc. on behalf of Penryn Investors, LLC, to approve a Tentative Subdivision Map/Conditional Use Permit to develop a 3.2 +/- acre parcel into a planned development consisting of 23 single family attached one and two story townhomes ranging from 1,191 - 1,600 square feet on individual lots and two jointly owned common interest lots totaling 1.71 acres to be owned and maintained by future HOA.

APN: 043-060-061

Location: East side of Penryn Road, approximately 0.1 mile north of Interstate 80 interchange

Total Acreage: 3.2 Acres

Zoning: C1-UP-Dc (Neighborhood Commercial, Combining CUP Required, Combining Design Scenic Corridor

Community Plan Area: Horseshoe Bar/Penryn

MAC Area: Penryn Area Advisory Council

Applicant: Uhora Engineering & Planning, Inc, 2901 Douglas Boulevard, Suite 285, Roseville, CA 95661 (916) 780-2500

Owner: Penryn 3.2 Investors LLC, c/o Ed Benoit, 2250 Douglas Boulevard, # 200, Roseville, CA 95661 (916) 780-6777

County Staff: Leah Rosasco, Planning Department (530) 745-3091

Engineering and Surveying: Rebecca Taber(530) 745-7500

Environmental Health: Jill Kearney (530) 745-2300

3) 10:40 AM

**THIRD-PARTY APPEALS OF A MINOR LAND DIVISION (PMLD20050257)
DREISBACH PARCEL MAP
MITIGATED NEGATIVE DECLARATION**

Consider two third-party appeals filed by 1) Friends of the North Fork and 2) Protect American River Canyons of the Parcel Review Committee decision to approve a Minor Land Division (Lot Split) on the following described property: Assessor Parcel Numbers 073-390-050; 073-390-051; 073-261-025; 073-261-026; 073-270-001 and 073-270-004 consisting of 652 acres, zoned RF-B-X-20 (Residential Forest combining a minimum building site size of 20 acres) and F-B-X-20 (Farm combining a minimum building site size of 20

acres) to be divided into eight parcels (21.14; 20.11; 20.68; 20.97; 30.45; 30.76; 20.53; 24.33 and a remainder of 462.5 acres each).

Project Location: ¼ mile east of the intersection of Foresthill Road and Ponderosa Road in the Foresthill area.

APN: 073-390-050, 073-390-051, 07-261-025, 073-261-026, 073-270-001, 073-270-004

ZONING: RF-B-X-20 Ac Min, PD-.22 & .44 and F-B-X-20 Ac Min, PD-.05 (Residential Forest, Building Site 20 acre minimum, Planned Development and Farm, Building Site 20 acre minimum, Planned Development)

Appellants: Friends of the North Fork, Michael Garabedian, President, 7143 Gardenvine Avenue, Citrus Heights CA 95621 (916) 719-7296; Protect American Canyons, 149 Court Street, Auburn CA 95603 (530) 888-1100

Applicant: George Wasley Planning & JKL Surveying, 10936 Lovas Court, Grass Valley CA 95945 (415) 477-7343

Planning Department: George Rosasco, (530) 745-3065

Engineering and Surveying: Ted Rel (530) 745-3110

Environmental Health: (530) 745-2300

**4) 11:00 AM APPEAL – MINOR LAND DIVISION – SMITH TRUST (PMLD 20070292)
MITIGATED NEGATIVE DECLARATION**

Consider an appeal from Mary Smith Trust of a Parcel Review Committee approval to divide an existing 41.18 acre parcel into four (4) single-family residential parcels.

Project Location: The north boundary is approximately 3,900 feet southeasterly along Bluffing Way from the intersection of Rollins Lake Road and the easterly boundary is Rollins Lake Road (approx. 1,235) in the Weimar area

APN: 099-050-006-000 and 099-050-007-000

Total Acreage: 41.18 acres

Zoning: F-B-100 PD 0.4 (Farm 4.6 acre min. Planned Development of 0.4 dwelling units per acre)

MAC: Weimar/Applegate/Colfax

Appellant/Owner: Mary Smith Trust, 900 Lincoln Way, Auburn CA 95603 530 887-1777

Applicant: George Wasley Planning & JKL Surveying, 10936 Lovas Court, Grass Valley CA 95945 415 477-7343

Planning Department: George Rosasco (530) 745-3065

Engineering and Surveying: Ted Rel (530) 745-7500

Environmental Health: (530) 745-2300

**5) 11:15 AM APPEAL – MINOR LAND DIVISION – REARDON (PMLD 20060603)
MITIGATED NEGATIVE DECLARATION**

Consider a third-party appeal from Robert and Ruth Dalrymple of a Minor Land Division (Lot Split) to be divided into two parcels (3.5 and 14.16 acres each).

Project Location: 1339 Ponderosa Way, in the Weimar area

APN: 072-211-044-000

Total Acreage: 19.5 acres

Zoning: RA-B-100 (Residential Agriculture combining a minimum building site size of 100,000 sq ft (or 2.3 acre min)

MAC: Weimar/Applegate/Colfax

Appellant: Robert & Ruth Dalrymple, P O Box 517, Weimar CA 95736 (530) 637-1045

Owner/Applicant: Richard T. & Caren J. Reardon Trustees, P O Box 1058, Weimar CA 95736

Planning Department: George Rosasco (530) 745-3065

Engineering and Surveying: Ted Rel (530) 745-3110

Environmental Health: (530) 745-2300

6) 11:35 AM

**EXTENSION OF TIME/CONDITIONAL USE PERMIT MODIFICATION
NORTH FORK VETERINARY CLINIC (PCPM 20060490/PCPM 20070510)**

Consider a request from AR Associates, on behalf of Thomas Sheriff, for the approval of a one-year Extension of Time (second request) and a modification to the existing Conditional Use Permit (CUP-2910) to remove Condition 11 of CUP 2910 regarding the requirement to pay a fee for the future road connection to Highway 49 that will not be built.

Project Location: 12080 Locksley Lane, North Auburn

APN: 052-270-046-000

Total Acreage: 1.6

Zoning: C3-UP-Dc-FH (Heavy Commercial, Combining CUP Required, Combining Design Scenic Corridor, Combining Flood Hazard)

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant: AR Associates, Jack Remington, 275 Nevada Street, Auburn CA 95603 530 888-1288

Owner: Thomas Sheriff, 3045 Grass Valley Highway, Auburn CA 95603 530 888-8788

Planning Department: Melanie Couch (530) 745-3036

Engineering and Surveying: Sarah Gillmore (530) 745-7500

Environmental Health: Grant Miller (530) 745-2300

7) 11:55 AM

**CONDITIONAL USE PERMIT MODIFICATION
QUAIL RIDGE CAR WASH (PCPCT 20070417)**

Consider a request for approval of a Conditional Use Permit Modification to construct a new 6,500 square foot full service car wash on an undeveloped lot within the existing Quails Lake Plaza.

Project Location: Behind Walgreens on the southeast corner of Douglas Boulevard and Sierra College Boulevard in the Granite Bay area

APN: 048-030-084-000

Total Acreage: 1.1 acres

Zoning: CPD-Dc (Comm. Planned Development, Combining Design Scenic Corridor)

MAC: Granite Bay

Applicant: Wilson Architecture, 609 15th Street, Modesto CA 95354 209-577-0114

Owner: Douglas Sierra College Partners, 4021 Sierra College Boulevard, Granite Bay CA 95746 916-985-3504

Planning Department: Charlene Daniels (530) 745-3073

Engineering and Surveying: Sharon Boswell(530) 745-7500

Environmental Health: (530) 745-2300

8) 12:10 PM

MAJOR SUBDIVISION/CONDITIONAL USE PERMIT

OLYMPIC ESTATES (PSUBT 20050813)

MITIGATED NEGATIVE DECLARATION

Consider a request from Terrance Lowell and Associates, Inc., on behalf of Poulsen Investments, Inc., for a 16 single-family lot residential subdivision on a 4.2 acre parcel. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

Project Location: Northeast of intersection of Squaw Valley Road and Creeks End Court at east end of Squaw Valley

APN: 096-230-056-000

Total Acreage: 4.2 acres

Zoning: HDR (High Density Residence)

Community Plan Area: Squaw Valley

MAC Area: Squaw Valley

Owner: Poulsen Investments Corporation, P O Box 2733, Olympic Valley CA 96146 808-346-1486

Applicant: Terrance E. Lowell and Associates, Brad Shirhall, 1528 Eureka Road, Suite 100, Roseville CA 95661

Planning Department: Allen Breuch (530) 581-6284

Engineering & Surveying Department: Phil Frantz (530) 745-7500

Environmental Health: Grant Miller (530) 745-2300